

MISSION BAY PRESERVE HOMEOWNERS ASSOCIATION  
P.O. BOX 1775  
POLSON, MT 59860  
(406) 883-1730

---

Mission Bay Preserve Steering Committee  
Meeting  
April 22, 2009  
**Minutes**

Present: Jill Southerland, Committee Member  
Kathy Beckley, Committee Member  
Cynthia Dunshee, Committee Member  
Dennis Duty, Board Member  
Glenn Gordon, Association Manager  
Kari Mausshardt, Accountant

The meeting was called to order on April 22, 2009 at 9:30 a.m. Kathy had provided an agenda to each committee member prior to the meeting.

Financial information was provided by Kari. The monthly financial reports that are e-mailed to Steering Committee members were discussed. Snow removal costs are over budget due to the amount of snowfall this winter but the overage is not a concern at this time.

One of the expenses discussed was paid to Mission Valley Power for horsepower for the irrigation pump. Discussion was held regarding the irrigation water and related issues including water rights, hay that is grown and harvested and wildlife conservation. In prior years, hay has been harvested from the meadow at no cost or income to the association with the agreement that some vacant lots are also mowed if they are accessible by the harvest equipment used for the harvest. Since the association has several options available regarding the management of the common areas, Kathy recommended that a committee be formed to review the options available and make recommendations to the Steering Committee and Board of Directors. Dennis agreed that a committee should be formed and suggested it be created at the next general meeting. Dennis agreed to contact the person who harvested last year for the current year. The first harvest will probably be in early July. Further discussion was held regarding the vacant lots that need to be mowed and communication needed with the owners of those lots.

Past due accounts were discussed. The new delinquency policy was also discussed. Glenn is processing a lien, with the assistance of a local attorney, against one property with delinquent association dues. All costs associated with the lien will be billed to the property owner. Late payment penalties and interest will be assessed against past due accounts per the new delinquency policy that is effective May 1, 2009.

Fees assessed for automated payments from owners were discussed. The Steering Committee recommended that in the future, any fees assessed to the association for automated deposits be paid by the property owner(s). Kari commented that the association is in the process of moving

MISSION BAY PRESERVE HOMEOWNERS ASSOCIATION

P.O. BOX 1775  
POLSON, MT 59860  
(406) 883-1730

---

its operating bank account. There will not be any fees associated with automated transactions with the new account.

Kathy provided some information regarding the newsletter she volunteered to create for the association. The first newsletter will be done soon and will be e-mailed to owners. The first newsletter will be mailed to owners for whom the association doesn't have an e-mail address with a note that it will only be provided by e-mail in the future and encourage all owners to provide an e-mail address. Kathy commented that she's considering setting up a Face Book account for the association as well as a tool to connect and improve communication among owners.

Gravel on the trails was discussed. Funds were budgeted to add gravel to some areas of the trails. Dennis agreed to donate the gravel. Glenn agreed to proceed in contracting with someone to put the gravel down. The trails will be sprayed for weeds in the spring before gravel is added.

Glenn noted that the Thornberry bushes should be trimmed. Since that wasn't budgeted, Glenn will provide a proposal via e-mail to the Steering Committee members for their review and recommendation.

The Steering Committee asked Glenn to reinforce the fact that no motorized vehicles, including golf carts are allowed on the trails. There is also an occasional problem with horses and motorized vehicles entering the Preserve through an access point at the far end of the Preserve. Dennis noted that he will soon be installing a gate at that access point.

Unleashed dogs were discussed. The Preserve is in the Polson City limits, and all dogs must be on leashes. While the leash law will be strictly enforced, the committee discussed that some leniency regarding the use of leashes may be in place for Preserve property owners. Dennis also noted that non-owners should not be driving vehicles into the Preserve or accessing the trails or common areas. It is the responsibility of Preserve owners to either have a friendly conversation with trespassers or notify Glenn of trespassers. Access to the gate code seems to be a problem. The code should be changed periodically. Dennis asked Glenn to coordinate a change in the general code to be effective July 1, 2009. Changes to the general code will not affect the remotes that have been issued to property owners. Kathy agreed to include notification of the code change in the upcoming newsletter. Glenn will notify emergency responders prior to the change to the general code. Owners will need to contact Glenn or the Mission Bay Realty office for the new general code.

Glenn noted that the streets in the Preserve will be swept within the next month.

Discussion was held regarding the oversight and enforcement of continued compliance with design review guidelines and CC&R's. Glenn has been responsible for identifying compliance issues and resolving them with the property owners. It was noted that any modifications to the

MISSION BAY PRESERVE HOMEOWNERS ASSOCIATION

P.O. BOX 1775  
POLSON, MT 59860  
(406) 883-1730

---

original approved design plan for each property needs to be approved by the association's Architectural Review Board.

The committee members discussed plans to establish a policy regarding its structure, using the Mission Bay Steering Committee's policy as a guideline. All committee members agreed that Kathy Beckley will serve as the current Chairperson for the Mission Bay Preserve Steering Committee. Dennis suggested that the structure be discussed at the next general meeting.

The committee members provided feedback regarding the new Community Center usage policy. Jill and Dennis agreed to share the comments made at this meeting with the Mission Bay Steering Committee.

The next Steering Committee meeting is tentatively scheduled for Wednesday, June 3<sup>rd</sup> at 9:30 a.m. to discuss issues that should be brought up at the semi-annual Community Center general meeting that is scheduled for later in June.

The meeting was adjourned at 11:45am.